



the **ZEPPI COMPANY**
Commercial Real Estate Services

Katina Zepp
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**OFFICE & MEDICAL OFFICE
LEASE & PURCHASE
OPPORTUNITIES**

NE Quadrant
N. Lake Forest Dr. @ Hwy 380
McKinney, Texas 75071
1,939 RSF-5,955 RSF



Property Information: The office campus is situated on approximately 4.49 acres at a prime location at the northeast quadrant of N. Lake Forest Drive & Hwy 380. The project sits on the north side of Hwy 380 / W. University, on the east side of N. Lake Forest Drive, just to the south of all the continued growth in McKinney, Texas. The office park has 8 single story office condo buildings, which can be subdivided for General Office or Medical Uses, having 138 car parks, and 60 ft +/- bay depths .

The BSW McKinney 192-bed hospital, having advanced medical services, is across the street to the west, a Kroger's Marketplace being 120,000 SF, is at the SWC of Hwy 380 & N Lake Forest and to the south side of the subject property is a Walgreens, Taco Bell & Whataburger. Just to the east side of the North Lake Forest campus is the Belterra Skilled Care & Rehabilitation Facility as well as the new Springstone In-Patient Rehab Hospital. The property is surrounded by residential developments as well as other medical office and retail type uses.

NORTHBRIDGE
Development

FOR ADDITIONAL INFORMATION

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Information furnished, while obtained by sources believed reliable, has not been verified by Katina Zepp and the ZEPPI Company. We make no guarantee, warranty or representation as to its accuracy and completeness. It is submitted subject to independent investigation by you, without reliance on us. This submission is subject to change in price, prior to sale or withdrawal without notice.



Another Property to be Developed & Managed By

NORTHBRIDGE



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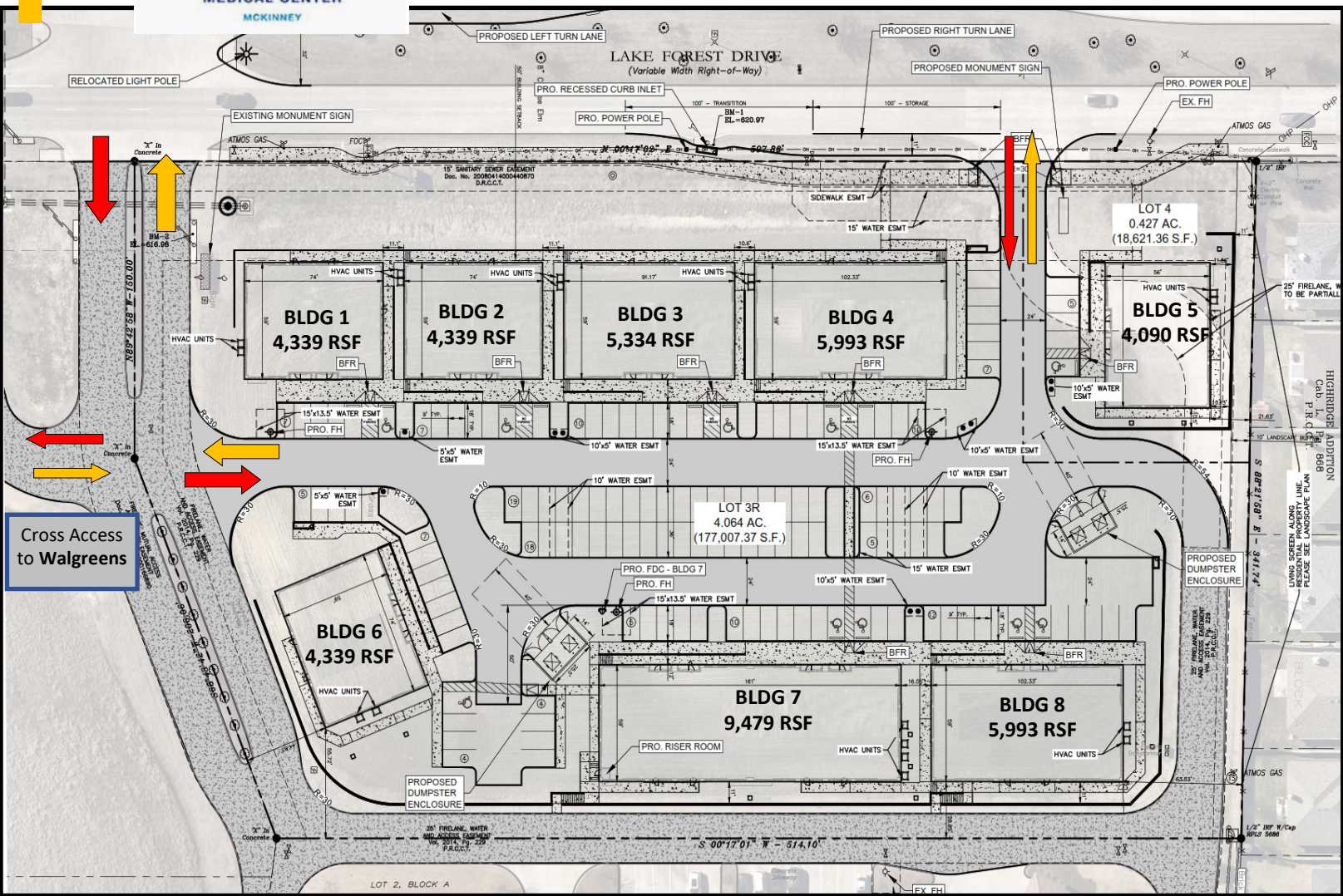
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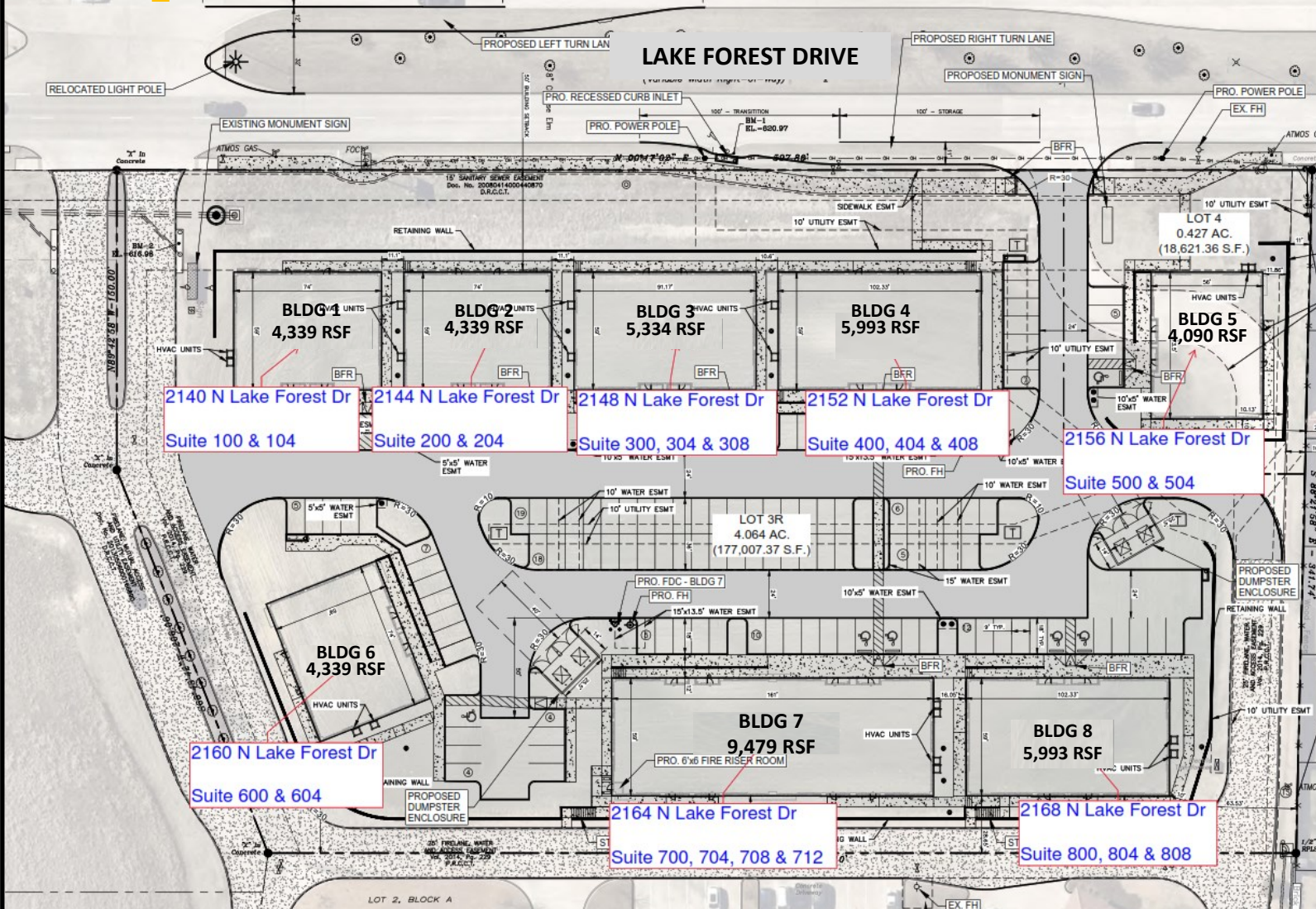


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GENERAL DEMOGRAPHIC INFORMATION

Population & Households	2 mile	5 mile	10 mile
2023 Population	35,654	212,229	562,796
2028 Population Projection	43,085	257,862	684,104
Annual Growth 2023-2028	4.2%	4.3%	4.3%
Median Age	35.9	36.2	37
Avg Household Income	\$135,009	\$134,915	\$142,755
Median Household Income	\$116,556	\$107,574	\$115,954
Median Home Value	\$360,555	\$387,420	\$409,772



2140 N Lake Forest Dr
Suite 100 & 104

2144 N Lake Forest Dr
Suite 200 & 204

2148 N Lake Forest Dr
Suite 300, 304 & 308

2152 N Lake Forest Dr
Suite 400, 404 & 408

2156 N Lake Forest Dr
Suite 500 & 504

2160 N Lake Forest Dr
Suite 600 & 604

2164 N Lake Forest Dr
Suite 700, 704, 708 & 712

2168 N Lake Forest Dr
Suite 800, 804 & 808

Office Condo Sales
Shell Bldg. \$350 psf

Office Condo Lease Terms

- BASE RENTS: \$34.50 RSF
- EXP(S) NNN: \$10.30 RSF (Taxes, Ins. CAM incl HOA Dues)
- ESCALATIONS: 3% increase per year
- TERM: Min. 7 year term
- TI: \$45.00 psf
- OPTION(S): 5 year option @ market
- CAR PARKS: 138 spaces

PHASE 1

- BLDG. 1 4,339 RSF **SOLD**
- BLDG. 2 2,169 RSF **SOLD**
2,169 RSF **Leased— South**
- BLDG. 3 1,724 RSF **SOLD**
3,610 RSF **LOI**
- BLDG. 5 4,090 RSF **SOLD**
- BLDG. 6 2,400 RSF **SOLD**
1,939 RSF **Available**
- BLDG. 7 4,634 RSF **Leased— North**
3,150 RSF **Under Contract**
1,695 RSF **Available**

PHASE II Sept 2024

(Can be subdivided)

- BLDG. 4 5,955 RSF **Available**
- BLDG. 8 5,955 RSF **Available**

